

Submitted June 14, 2017
Approved as of
Date June 14, 2017

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 05-2017
Wednesday, March 8, 2017

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, March 8, 2017

PRESENT

Anne Goodman - Chair

Don Hadley

Gail Sherman
John Tyner, II

Present: Andrew Gunning, Deputy Director
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Supervisor
Cindy Kebba, Principal Planner
Brian Wilson, Principal Planner

I. REVIEW AND ACTION

Final Record Plats PLT2017-00556, 557, and 558, 901 King Farm Boulevard – A resubdivision proposal to divide Parcel BN, Block R, in the King Farm: Irvington Centre subdivision into 76 residential townhouse lots, two (2) homeowners association parcels and a private street. The residential townhouses were reviewed with Site Plan Application STP2014-00216, approved on December 10, 2014.

Bobby Ray provided a brief staff report summarizing the request. Erin Girrard, attorney and representative for the applicant, addressed the Commission.

Commissioner Hadley moved, seconded by Commissioner Sherman, to approve final record plat PLT2017-00556. The motion passed, 4-0 (Commissioner Littlefield was absent).

Commissioner Hadley moved, seconded by Commissioner Sherman, to approve final record plat PLT2017-00557. The motion passed, 4-0 (Commissioner Littlefield was absent).

Commissioner Hadley moved, seconded by Commissioner Sherman, to approve final record plat PLT2017-00558. The motion passed, 4-0 (Commissioner Littlefield was absent).

II. PROJECT PLAN BRIEFING

Briefing – Project Plan Briefing PJT2017-00007, Lantian/1788 Shady Grove 31, II LLC – A briefing on a Project Plan application proposing a mixed use development consisting of multi-family residential, townhouse residential and various commercial uses on 31.1 acres of land located on the east side of Shady Grove Road between Gaither Road and Choke Cherry Road. The property is zoned MXE (Mixed – Use Employment).

Brian Wilson introduced the project and explained the process and timeline. He indicated that several items still need to be addressed by the applicant, including forestry, transportation impacts, stormwater management, park needs and open space, and the use structure for the project.

Barbara Sears, attorney representing the applicant, addressed the Commission. She introduced Bob Elliot with Lantian Development, who presented details regarding the project. He was joined by Rob Goodell, architect for the project.

The Commission asked a variety of questions and commented on numerous features, including:

- Traffic impacts, and with an interest in making sure the Traffic and Transportation Commission will provide comments to the Planning Commission;
- Relationship with the planned Corridor Cities Transitway (CCT);
- The market for various types of office buildings and residential uses;
- Phasing of the planned development and the impact on the impact on occupants of the existing office buildings;
- Amount of open space and park area provided;
- Building architecture;
- Provision of Moderately Priced Dwelling Units (MPDUs);
- School capacity; and
- Forestry requirements.

Joe Applebaum, a resident of the area as well as business owner and tenant in one of the existing office spaces on the site, briefly commented to the Commission regarding concerns he had about construction impacts with the project.

III. COMMISSION ITEMS

- A. Staff Liaison Report** – Mr. Gunning reported on the next meeting and other items.
- A. Old Business** – None
- B. New Business** – None
- C. Minutes** – None
- D. FYI Correspondence** - None

V. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 8:54 p.m.

Respectfully Submitted,

Andrew Gunning, Commission Liaison